



**NOTICE OF MEETING  
PLANNING & ZONING COMMISSION  
OF MARBLE FALLS, TEXAS**

*A quorum of the Marble Falls City Council and the Economic Development Corporation may be present*

Fred Zagst, <i>Vice Chairman</i>	Steve Reitz, <i>Chairman</i>	Mike Hodge, <i>City Manager</i>
Dee Haddock, <i>Commissioner</i>		Caleb Kraenzel, <i>Development Svs Director</i>
Thomas E. Barr, <i>Commissioner</i>		Elizabeth Jaimes, <i>Associate Planner</i>
Darlene Oostermeyer, <i>Commissioner</i>		VACANT, <i>GIS Analyst</i>
Greg Mills, <i>Commissioner</i>		Scarlet Contreras, <i>Commission Secretary</i>
Jason Coleman, <i>Commissioner</i>		Patty Akers, <i>City Attorney</i>

The City of Marble Falls Planning & Zoning Commission will meet on **Thursday, December 3, 2015**, in **regular session at 6:00 p.m.** in the City Council Chambers at 800 Third Street, Marble Falls, Texas.

The agenda listed below is distributed to the Chair, Commission members, and the Marble Falls Public Library no later than the Monday preceding the Commission meeting. The agenda is also posted on the City's website: [www.marblefallstx.gov](http://www.marblefallstx.gov)

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM**
2. **Citizen/Visitor Comments to be heard for items not on the agenda:** This is an opportunity for citizens to address the Planning and Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.
3. **REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:
  - A. **Approval of Minutes:** Minutes from the regular meeting on October 8, 2015. (*Scarlet Contreras, Commission Secretary*)
  - B. **Discussion, and Recommendation:** Regarding a Construction Plat for Panther Hollow Subdivision, being a 12.63 acre subdivision and 3.9 acres of dedicated right-of-way out of the Guadalupe Flores Survey No. 7, Abstract No. 304, and C&M Railroad Survey No. 4, Abstract No. 1270, City of Marble Falls, Burnet County, Texas, and Subdivision Regulation waiver/suspension requests pertaining to the proposed development. Case 2015-26-CP. (*Mid-Horse Royalties, LLC and Hurst Capital Investments, LLC, applicants and owners.*)
  - C. **Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)
    1. City Staff Tree Ordinance draft
    2. Update: 2015 Comprehensive Plan Update
  - D. **Presentation and Discussion:** Monthly Building Permit Summary; Construction Update. (*City Staff*)



#### 4. **ADJOURNMENT**

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"The Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including but not limited to, Section 321.3022 (Sales Tax Information)."

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In compliance with the Americans for Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending the Commission Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Ms. Christina McDonald, City Secretary, at 830-693-3615.

#### **Certificate of Posting Agenda Meeting Notice**

I, Elizabeth Jaimes, Associate Planner for the City of Marble Falls, Texas, certify this Meeting Notice was posted at the Marble Falls City Hall in a place readily accessible to the general public, on the 25th day of November, 2015, at 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.

The agenda is also posted on the City's web site: [www.marblefallstx.gov](http://www.marblefallstx.gov).

A handwritten signature in blue ink, appearing to read "Elizabeth Jaimes", is written over a horizontal line.

Elizabeth Jaimes, Associate Planner



**City of Marble Falls  
Planning and Zoning Commission Agenda Cover Memo  
December 3, 2015**

**To:** Chairman and Planning & Zoning Commission  
**Item 3. A. Approval of Minutes**  
**Requested by:** Scarlet Contreras, Commission Secretary

**SYNOPSIS**

Commission will consider approval of the minutes from the regular meeting on October 8, 2015.

*(Minutes attachment following this page)*



**City of Marble Falls  
Planning and Zoning Commission Agenda Cover Memo  
December 3, 2015**

**To:** Chairman and Planning & Zoning Commission  
**Item 3. B.** **Discussion, and Recommendation:** Regarding a Construction Plat for Panther Hollow Subdivision, being a 12.63 acre subdivision and 3.9 acres of dedicated right-of-way out of the Guadalupe Flores Survey No. 7, Abstract No. 304, and C&M Railroad Survey No. 4, Abstract No. 1270, City of Marble Falls, Burnet County, Texas, and Subdivision Regulation waiver/suspension requests pertaining to the proposed development.  
**Requested by:** Mid-Horse Royalties, LLC and Hurst Capital Investments, LLC, applicants and owners.  
**Case:** Case 2015-26-CP

**SUMMARY**

This item is for a Construction Plat of Panther Hollow Subdivision, including public infrastructure extensions of water and wastewater lines, dedication and construction of new public roadway, along with consideration of associated waiver/suspension requests from the Subdivision Regulations.

The Subject Area, being 12.63 acres of unplatted land, is proposed to be subdivided into two platted lots, along with the dedication of 3.9 acres of new right-of-way, public street construction, and extension of public water and wastewater lines, in order to provide access and subdivision improvements to the proposed apartment home use.

The site plan and use of the proposed development, The Residences at Panther Hollow Apartment Homes, were approved via a Conditional Use Permit (CUP) through Ordinance 2015-O-09B on September 1, 2015 (Case 2015-25-CUP). This item, being the platting of lots and construction of infrastructure extensions to serve said lots, is the next phase of development for the Residences at Panther Hollow project.

The Subject Area is located southwest of the Max Starcke Dam Rd and Hwy 281 intersection, south of the La Ventana Subdivision, and is zoned General Commercial Base District (C-3). General Commercial Base District (C-3) requires a minimum lot width of 30 feet and has no minimum lot size. The proposed lots meet the zoning requirements for lot size and width. Proposed Lot 1 is 3.88 acres, proposed Lot 2 is 8.75 acres.

The applicant has submitted the required preliminary Construction Plat document. There are a few minor corrections (depiction of correct utility easements) of the plat document being

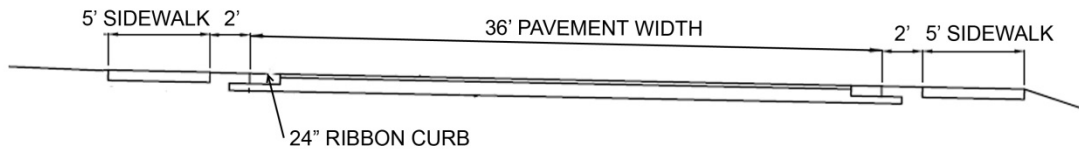


completed by the applicant/surveyor at this time. City Staff will provide any updated documentation to the Commission at the meeting (such as the updated plat document, the applicant's formal waiver request letter, etc.).

The applicant has submitted the required civil engineering Construction Plans for the the proposed public improvements, including the public roadway with drainage, water, and wastewater improvements. The City Engineer has reviewed the plans and a majority of the proposed civil engineering design for the proposed public improvements meets City requirements, however, consideration of a few waivers/suspensions are needed to allow for final approval. Below is a summary of the proposed public improvements and the waiver/suspension requests submitted by the applicant.

**Streets** - There is 2,852.5 centerline feet of new roadway (3.9 acres of public right-of-way), with a proposed right-of-way width of sixty feet (60'), that will be dedicated and constructed with this plat. Approximately 1,055 feet of the new roadway will be an extension of Corazon Drive, an existing city street in the La Ventana Subdivision. Approximately 1,462 feet will be named Panther Hollow Drive, a new public street providing direct connection to the proposed lots, and the Residences at Panther Hollow Apartment Homes. Panther Hollow Drive is extended to dead-end into undeveloped acreage to the south of the Subject Area, providing for future connection/extension of the street network.

There is also approximately 335 feet of additional roadway, an extension of Corazon Drive to connect to U.S. Highway 281. This option has been provided as a possible alternate for construction depending on construction costs. This US Hwy 281 connection would provide an integral connection for the overall development of the tract (remaining unplatted acreage) and provide better traffic flow and access options to and from the development. This optional connection may or may not be built as presented. The applicant is seeking approval through the development process to allow adding this connection as an allowable optional alternative, however a final design in the form of addendum to the engineering plans would be required to be submitted and approved by the City and Texas Department of Transportation (TxDOT).



### **TYPICAL STREET CROSS SECTION**

The proposed streets are designed to have a 30 MPH designated speed. The typical cross section of the streets will feature a street pavement width of thirty-six feet (36') from back-of-curb to back-of-curb, with a twenty-four inch (24") ribbon curb (similar to that found in the La Ventana subdivision).

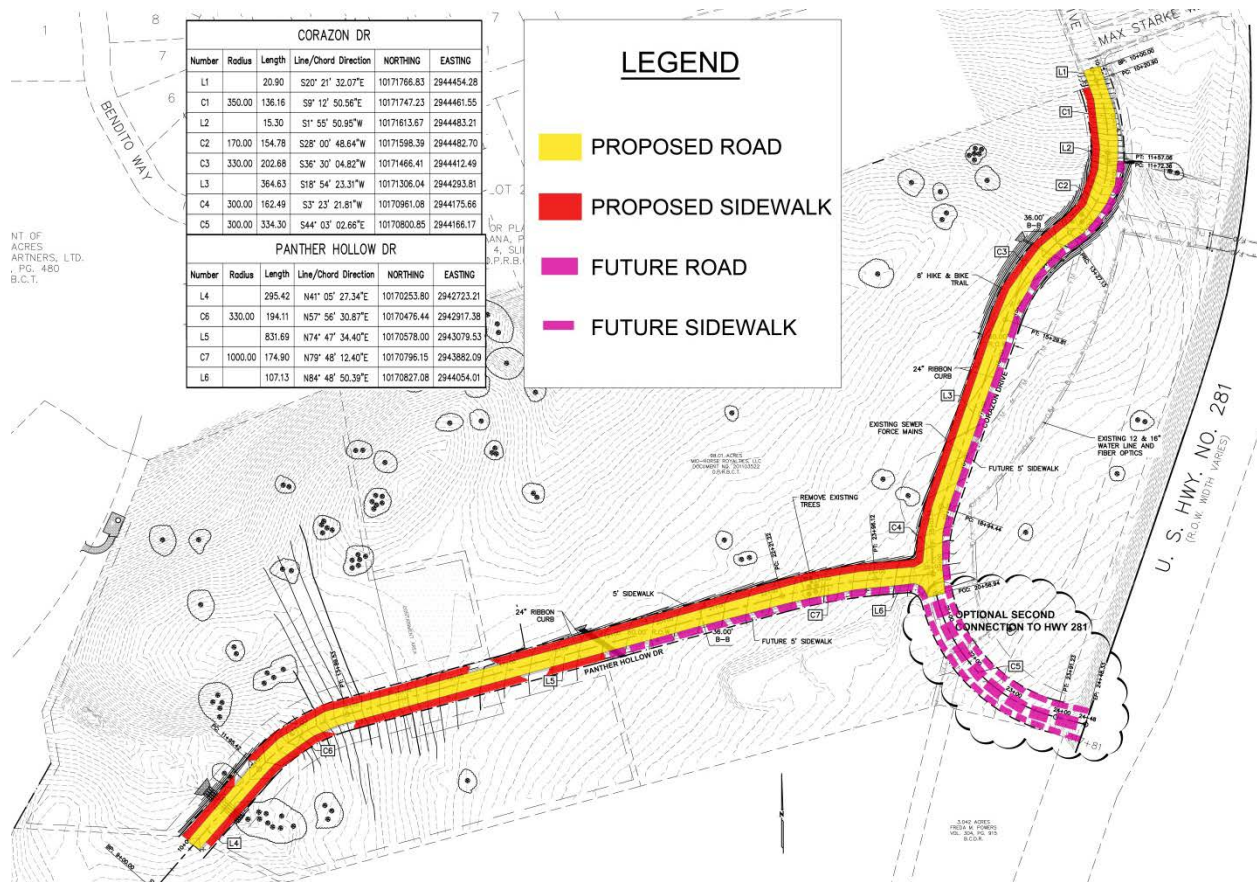
Subdivision Regulations require a Traffic Impact Analysis (TIA) for developments of two hundred (200) or more dwelling units, or for developments generating two thousand (2,000) or more "one-way" trips per day, in order to ensure the adequacy of the road network. Because the maximum "one-way" trips per day for the proposed development are projected to be 1,256, a TIA is not required. However, due to the fact that the property is intended as a phase in a larger development, for platting of future phases to occur a TIA will be required at some future point.

**Street Waiver/Suspension** - The applicant has submitted a waiver/suspension request for the Subdivision Regulations, Section 817. Procedures and Submission Requirements for Construction Plat Approval, Subsection i. Engineering Plans, which states:

*"The engineering plans shall also contain any plans deemed necessary to show or document compliance with the city's ordinances pertaining to nonpoint source pollution control, and any other applicable codes and ordinances of the city that are related to development of a land parcel."*

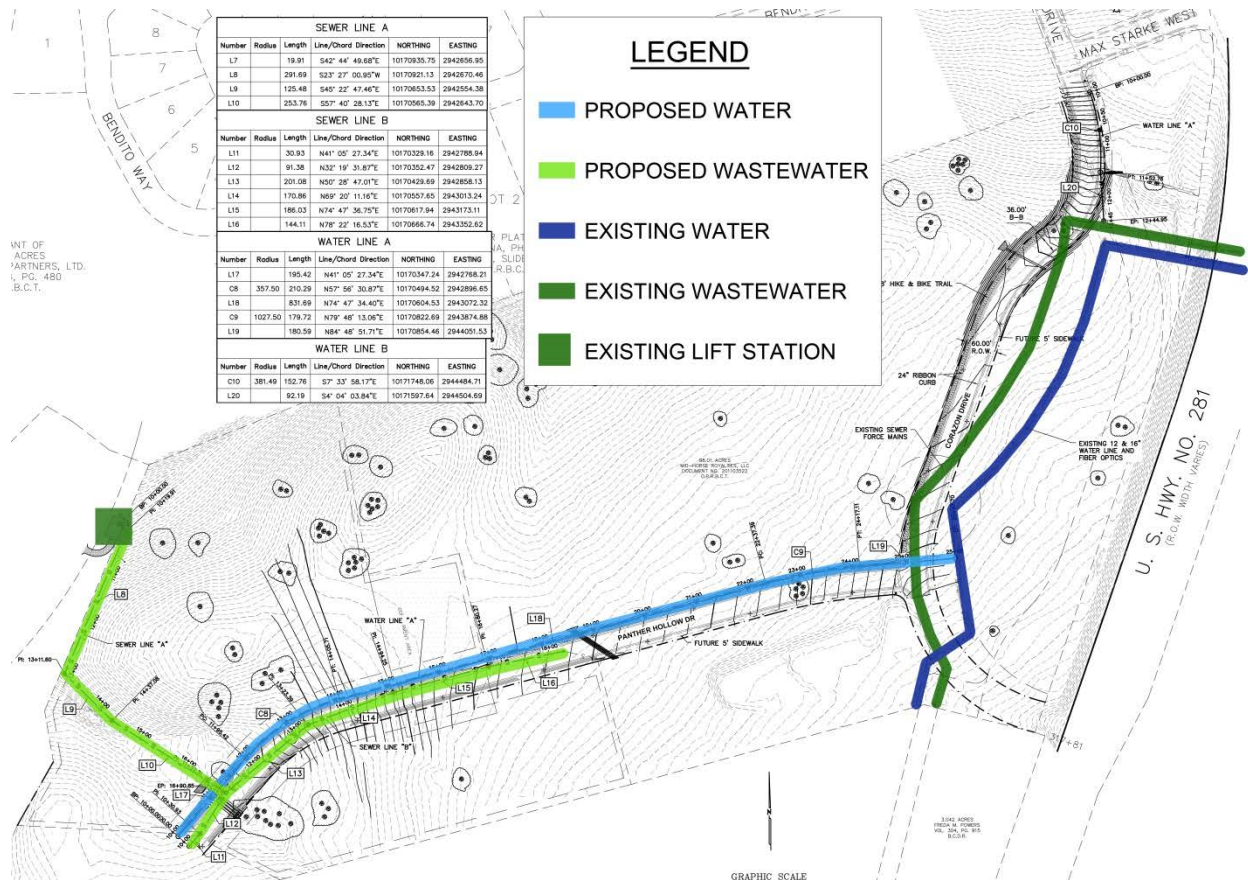
A set of engineering plans for a roadway requires a Soils/Geotechnical Report for proposed street design. The applicant has requested to defer the Soils/Geotechnical Report, to be provided prior to any Construction permitting by the City for the public improvements. Staff supports the waiver/suspension request with the condition that if such test indicates a need to revise the Street design (pavement section and/or base proposed), then revisions to the street design must be made within the Construction plans consistent with the findings/recommendations of the Geotechnical report to allow for permitting.





**Sidewalks** - City standard subdivision requirements require the installation of a 5 foot sidewalk to be constructed at the time the street is built. The project is proposed to include the required five foot wide (5') pedestrian sidewalk on the north side of Panther Hollow Drive and west side of Corazon Drive, placed two feet (2') away from the street curb. A sidewalk is also proposed on the south side of Panther Hollow Drive only along the boundary of the proposed lots.

**Sidewalk Waiver/Suspension** - The applicant has submitted a waiver/suspension request for the Subdivision Regulations, Section 829. Sidewalks, in order to defer the construction of the additional required 5 foot sidewalks on the remaining south side of Panther Hollow and east side of Corazon Drive. The applicant has requested to defer the construction of said sidewalks until lots along this span are platted and/or developed.



**Utilities** – The proposed water and wastewater utility extensions are necessary to serve the proposed development and are depicted above. Design has been reviewed and approved by the City Engineer. The extension of the water main will tie in to the existing 12" water line parallel to US Hwy 281. The extension of the gravity sewer main from the existing lift station will be extended to the eastern boundary of the proposed platted lots. At this time, further eastern extension of the gravity sewer main is not required; however the configuration of future phases/lots may require sewer line extension via future Construction Plat.

The applicant has been diligently working with Texas Commission on Environmental Quality (TCEQ) staff to complete the lead remediation on the tract, in and near the Subject Area. They are in the final phases of receiving TCEQ approval to execute final containment of the lead during construction of the subdivision improvements.

Neighboring properties to the north are zoned General Commercial (C-3), Duplex (R-2), and Residential Townhouse (RT-3). Neighboring properties to the south are temporarily zoned Agricultural District (AG) or outside of the City Limit. All directly abutting properties are either undeveloped or used for ranching/residential rural purposes.





The CUP was the first step in the development process of the apartment complex, authorizing the land use in the Subject Area. The Construction Plat is the second step. Building permits for the project (if approved) will not be issued until subdivision improvements, as shown in the Construction Plat, have been approved and completed, and a Final Plat for the Subject Area has been submitted, approved, and recorded.

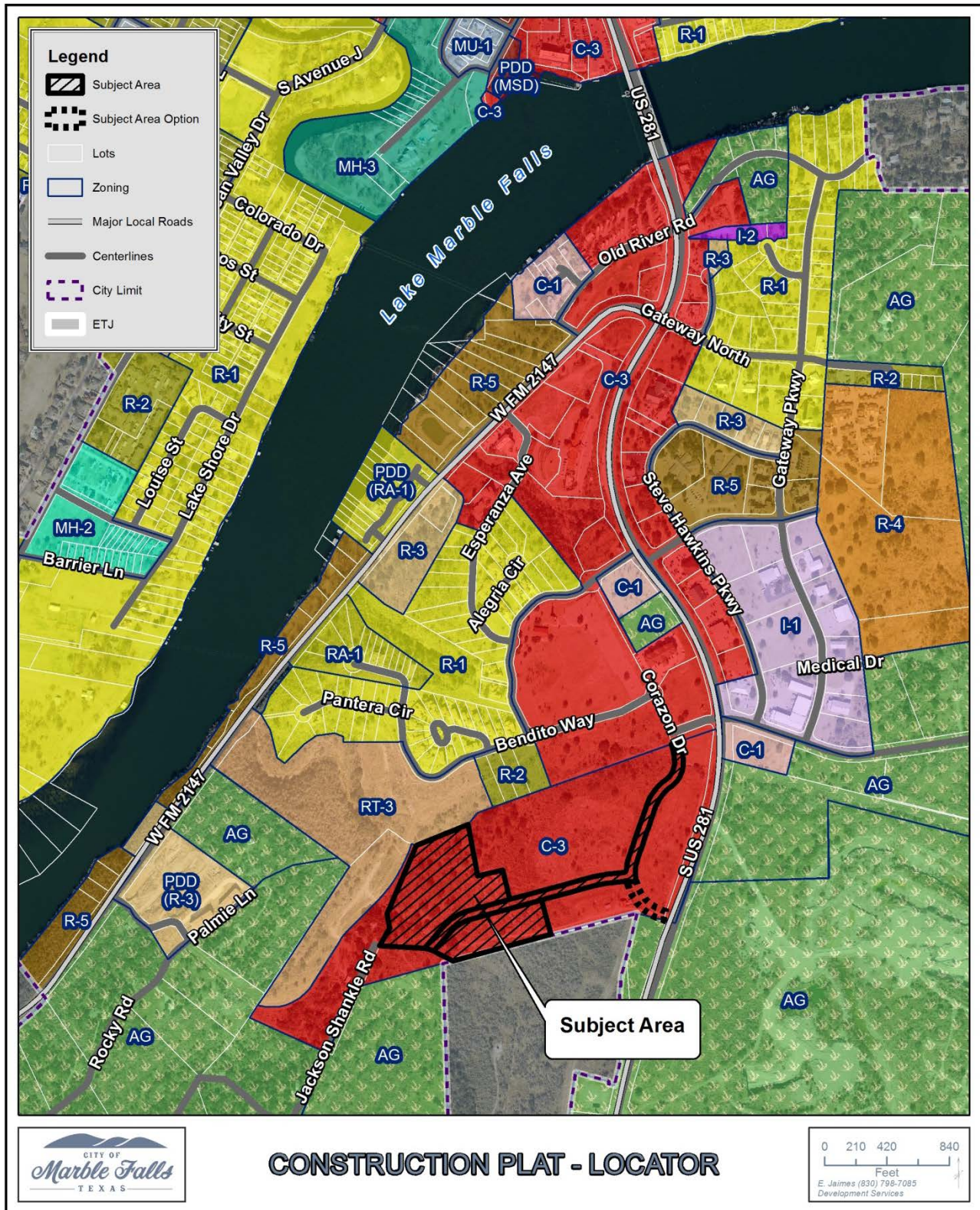
This item is a construction plat. No notification of adjacent property owners is required for a construction plat.

### **RECOMMENDATION**

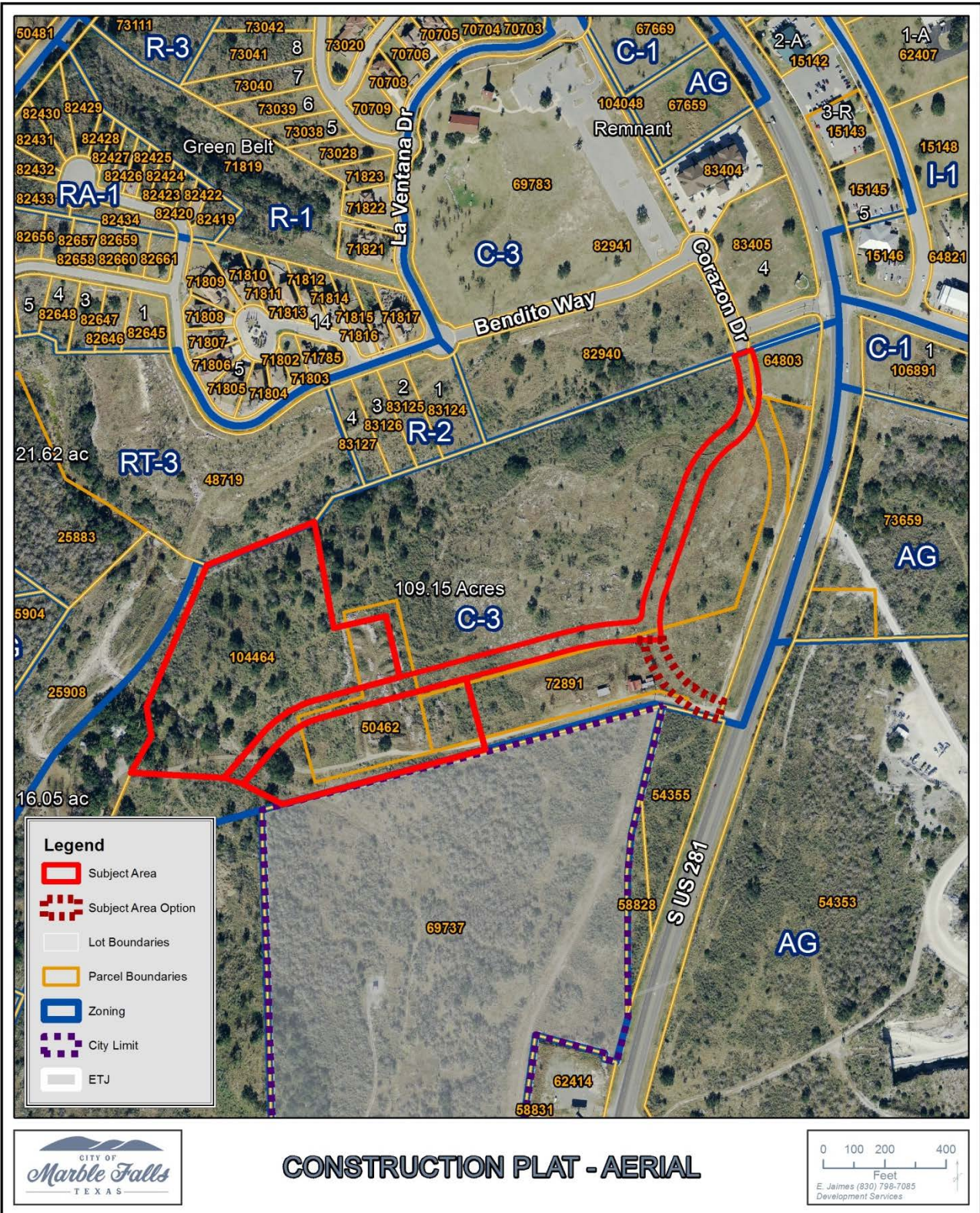
Due to consistency with the Comprehensive Plan Thoroughfare plan, the proposed plat meeting zoning district and subdivision regulations (subject to the Commission's consideration of the waiver/suspension requests), and due to overall benefit of the proposed public improvements and the diversification of City Housing inventory, City Staff recommends approval of the Construction Plat and associated waivers/suspension requests for Panther Hollow Subdivision.

#### **Memo Contents:**

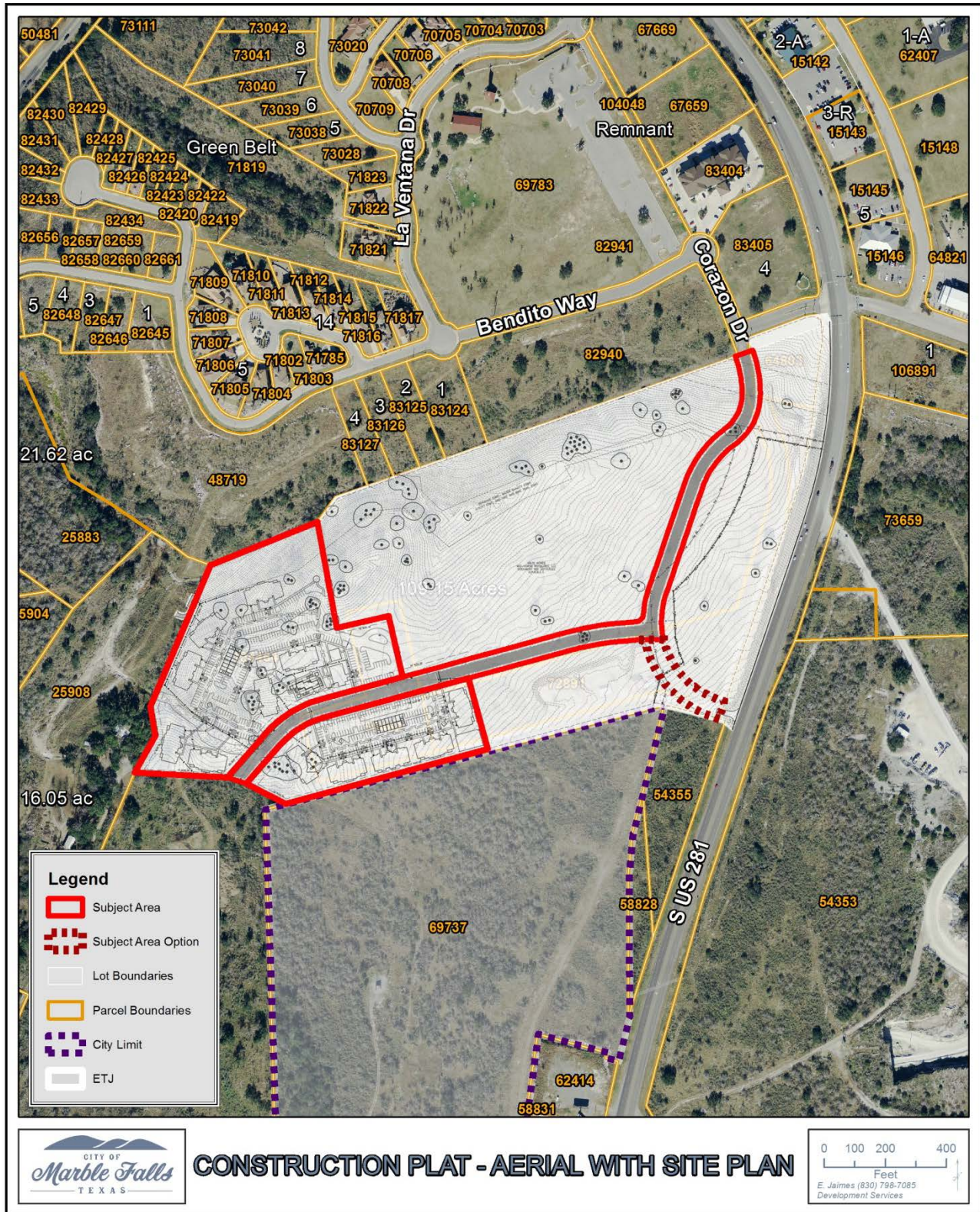
- |  |                      |
|--|----------------------|
| • Informational maps produced by City Staff: | <b>Pages 10 - 16</b> |
| • Panther Hollow Apartment Homes Site Plan:  | <b>Page 17</b>       |
| • Panther Hollow Apartment Homes Elevations: | <b>Page 18</b>       |
| • Preliminary Construction Plat:             | <b>Pages 19 - 21</b> |
| • Estimate of Construction Costs:            | <b>Pages 22 - 23</b> |
| • Roadway Construction Plan:                 | <b>Page 24</b>       |
| • Utilities Construction Plan:               | <b>Page 25</b>       |



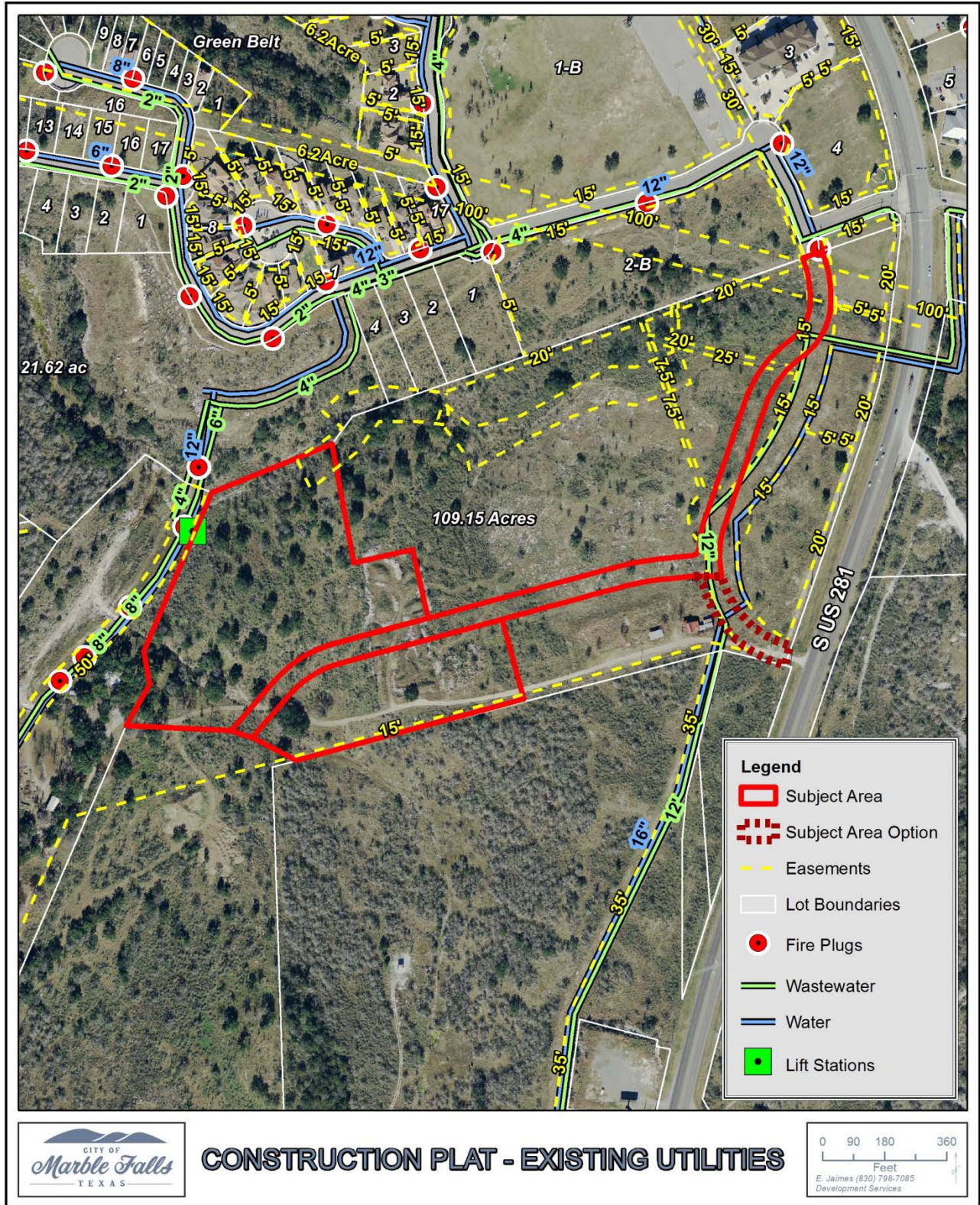




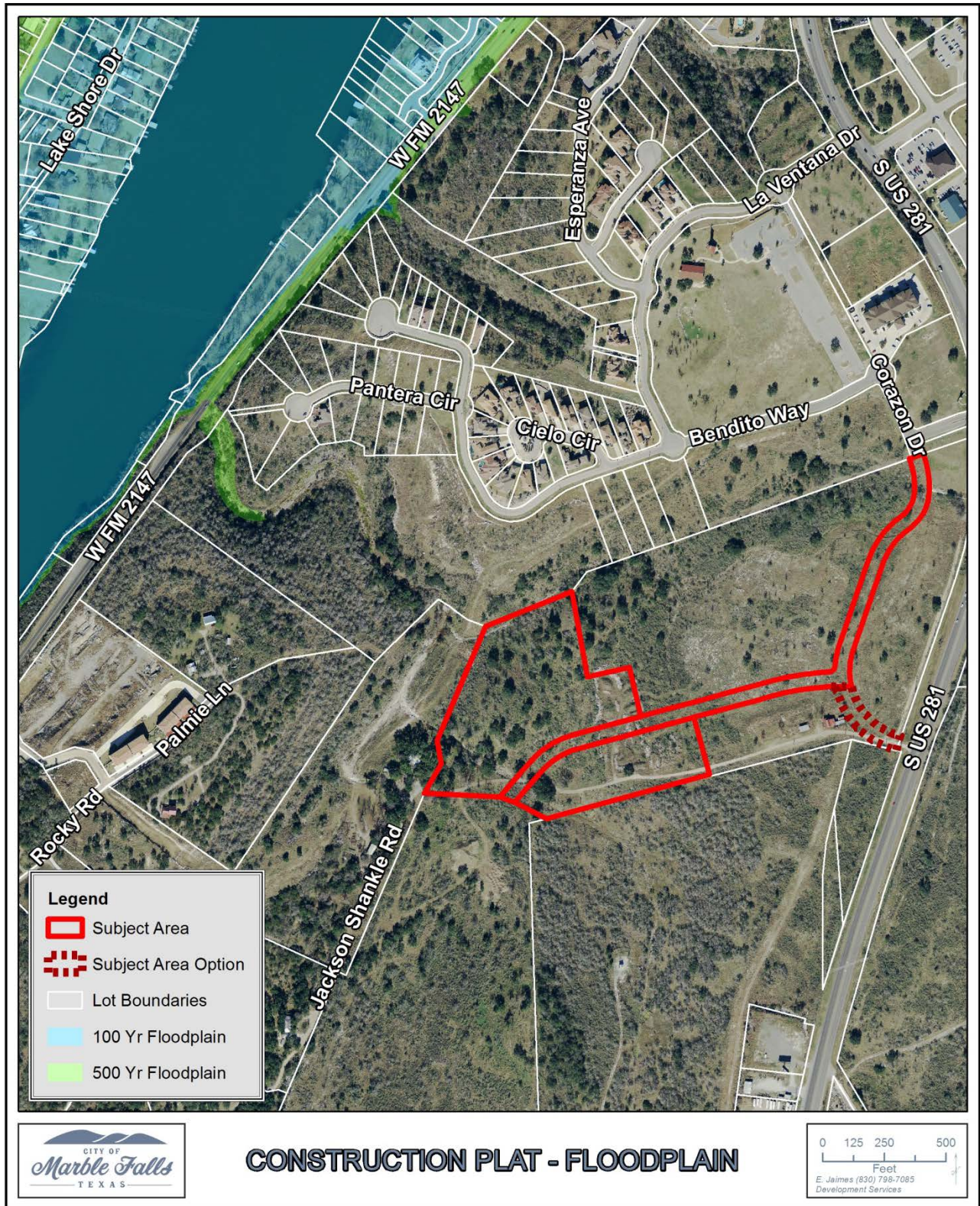




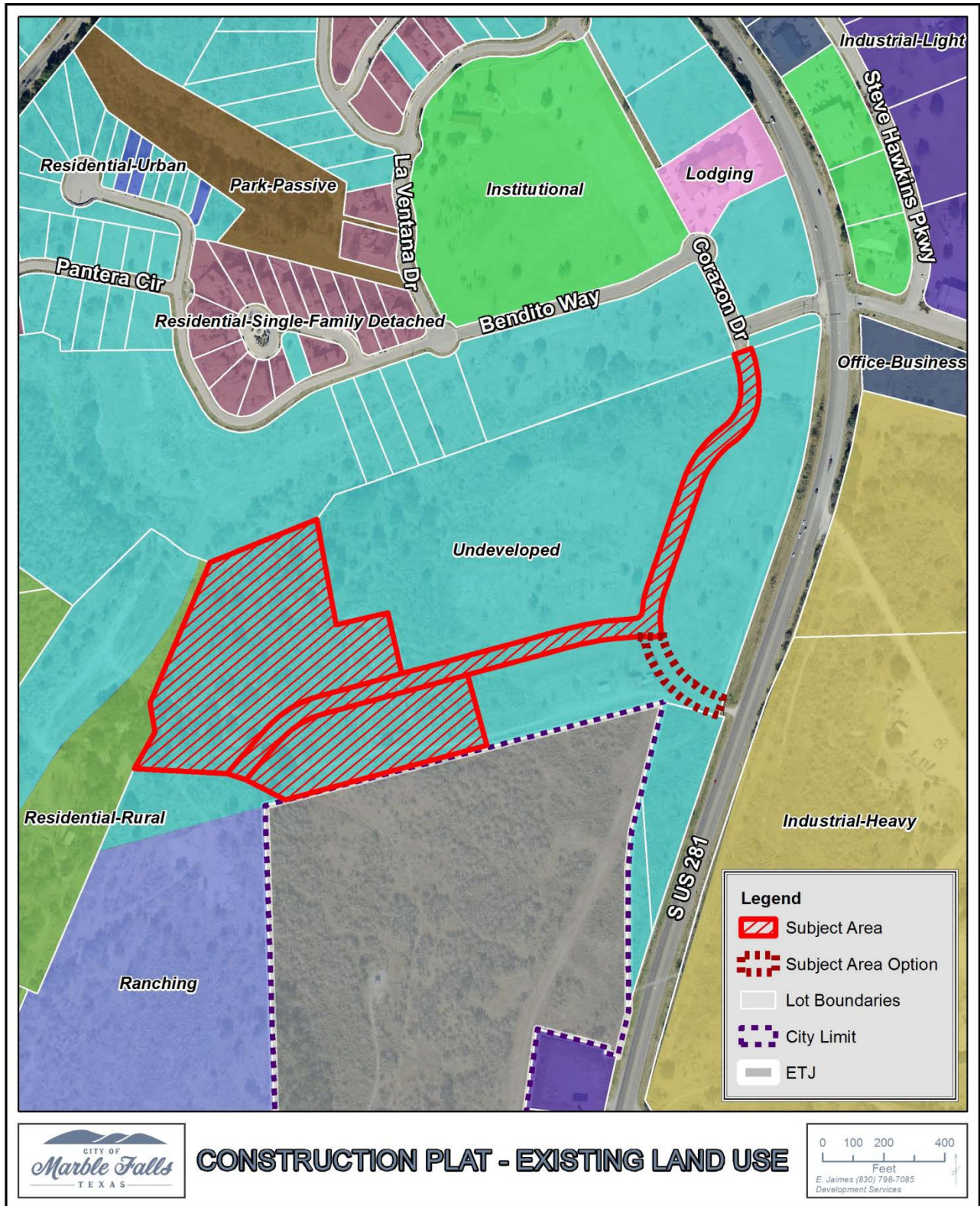




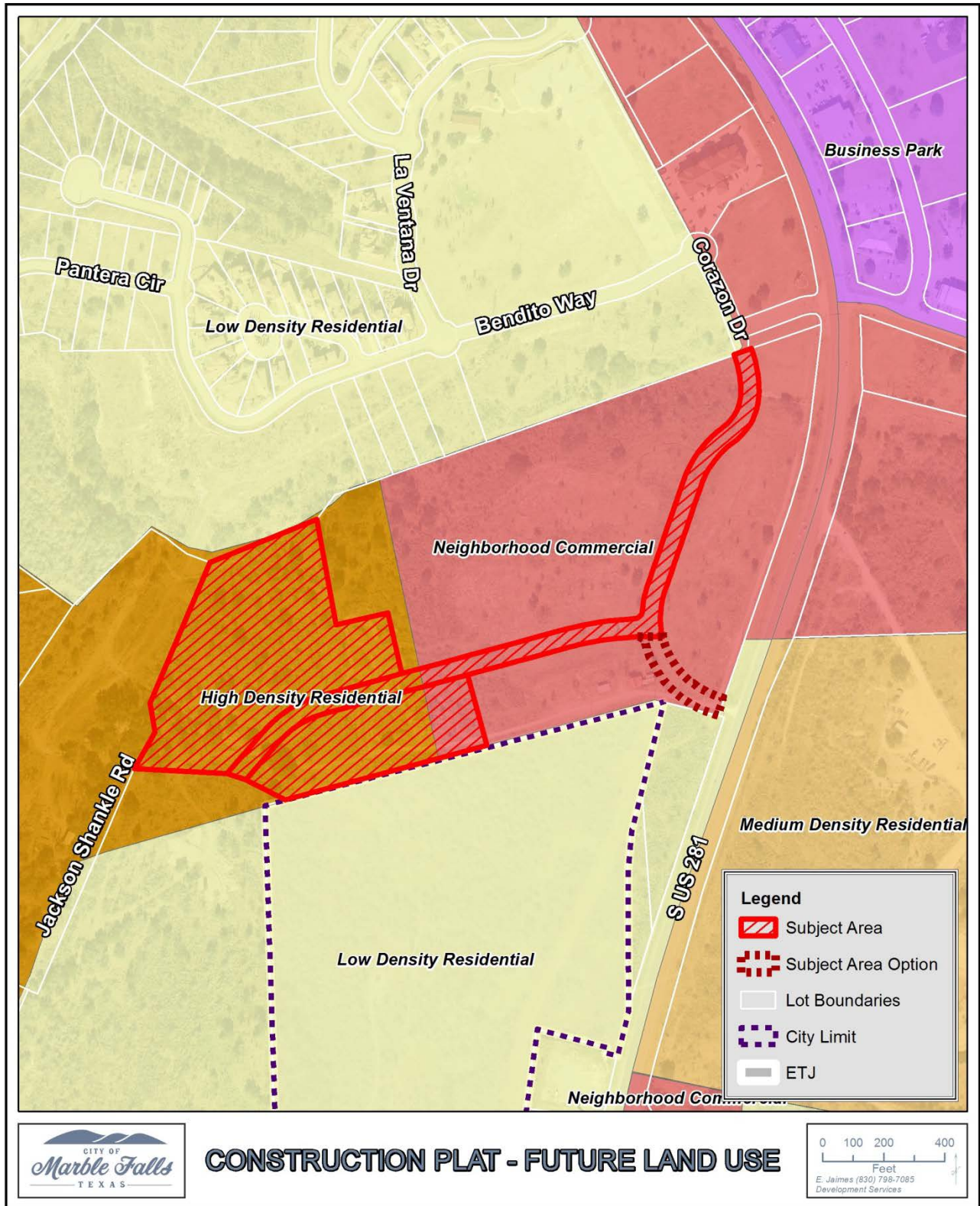




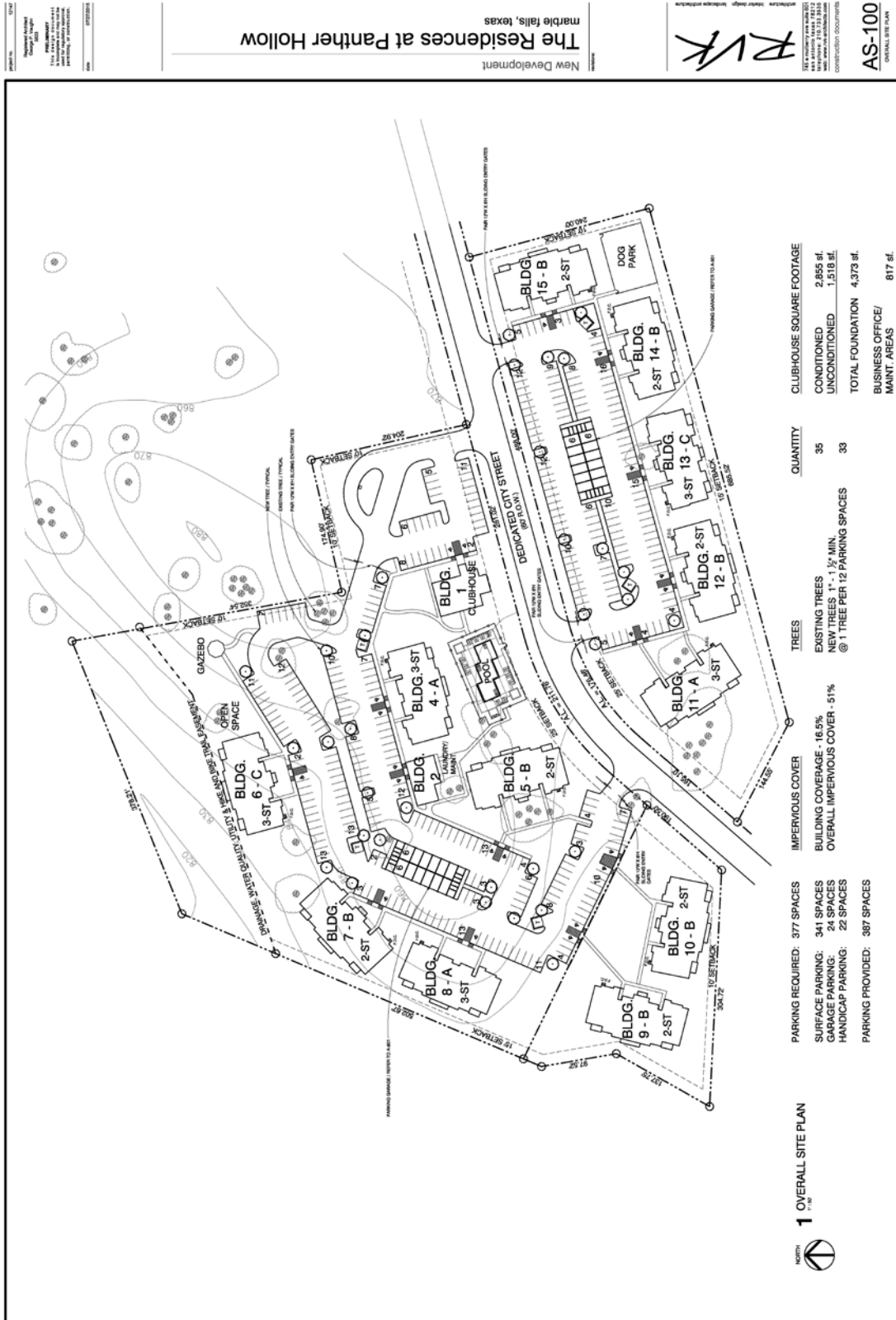








## 2015-25-CUP Approved Site Plan





## 2015-25-CUP Approved Building Elevations

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schematic design

### The Residences at Panther Hollow marble falls

**RVK**

architecture interior design landscape architecture

746 s mulberry ave suite 601  
marble falls tx 75663  
tel: 817.233.5555  
tel: 817.233.5555  
web: www.rvk-architects.com

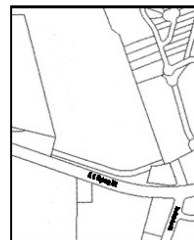
Registered Architect  
George F. Vaughn  
5833

**PRELIMINARY**  
This design document is  
not for construction and  
is not for regulatory approval,  
permitting, or construction.

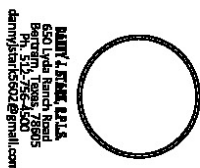
06/20/12



## 2015-26-CP Preliminary Construction Plat (pg 1 of 3)



(Not to scale)



**DAIRY 4, STEAK, & P.S.**  
650 Lyda Ranch Road  
Beltram, Texas 78605  
Ph. 512-756-4500  
dannystark5602@gmail.com

STATE OF TEXAS:  
COUNTY OF HUNT:

WHILEAS, Brothers-Sister Partners, L.P., being the owner(s) of a 12.63 acre tract of wetland siting, in Burnett County, Texas and being a portion of those wetland tracts of land recorded in Volume 1121, Page 240, Document No. 201103524, and Document No. 201103522, all in the Official Public Records of Burnett County, Texas,

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,**

[illegible]

This plan approved subject to all printing ordinances, rules, regulations and resolutions of the City of Merribo Falls, Texas.

**HURST CAPITAL INVESTMENTS**

MID-HORSE ROYALTIES LLC

STATE OF TEXAS:  
COUNTY OF BURNET

Before we read Mr. Cuyler and Sherr, on this day personally appeared Bill Sherr, known to me to be the person whose name is set forth in the foregoing indictment, and acknowledged that the same was for the use of said Corporation and that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

## Money Pledge In and For the State of Texas

STATE OF IOWA,  
COUNTY OF BUENOS AIRES.

Bedson, Inc. and for said County and State, on this day personally appeared Ted Burger, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that the same were for the use of said Corporation and that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_, 2015

# Notary Public in and for the State of Texas

RECOMMENDATION FOR APPROVAL OF

**RECOMMENDED BY: Planning and Zoning Commission, City of North Hills, Tennessee**

Steven Keller, Planning and Zoning Commissioner

## CITY APPROVAL OF PLAT

Aggregated for presentation of place following construction of all public improvements (or appropriate sections thereof) necessary for the subdivisions shown on this plan.

APPROVED BY: City Council, City of Memphis, Tenn.

John Packer, Mayor, City of Nashville, Tenn.

**Christina MacDonald, City Secretary, City of Seattle Public, 7:am**

• **Darby Stark, a Registered Professional Land Surveyor in the State of Texas,** do hereby certify that I prepared the plat from an actual survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Marble Falls, Texas.

**Danny J. Stark, Registered Professional Land Surveyor No. 5602**

**Developers:**  
 Panther Hollow Partners, L.P.,  
 P.O. Box 7902  
 Horseshoe Bay, Texas 78765

**NOTES**

1. THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE A, DETERMINED TO BE OUTSIDE OF THE 300 YEAR FLOOD PLAIN, AS SHOWN ON THE HERNET COUNTY FLOOD INSURANCE RATE MAP NO. 40623 C 0295 F, DATED MARCH 15, 2012.

ALL OF THE MATERIAL SHOWN HEREON IS SUBJECT TO THE CITY OF LAUREL VALLS NON FLAMMABLE POLYMER POLYMERIZATION CONTRACT. ORDINANCE WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO POLYMERIZATION OF ANY MATERIALS SHOWN HEREON. A FEE OF \$100.00 PER HOUR OF POLYMERIZATION TIME IS REQUIRED. A FEE OF \$100.00 PER HOUR OF POLYMERIZATION TIME IS REQUIRED. A FEE OF \$100.00 PER HOUR OF POLYMERIZATION TIME IS REQUIRED.

COMMENCING ANY DEVELOPMENT ACTIVITIES, CONTACT THE CITY OF MARBLE FALLS, ITS ASSISTING, OR U.S. ENVIRONMENTAL AGENCY WITH PROPOSED AUTHORITY.

3. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LANDRED GRID, CENTRAL ZONE, NAD83.

4. SELLING A PORTION OF THIS AREA BY METERS AND BOUNDING IS A VIOLATION OF STATE LAW, AND IS SUBJECT TO FINES AND WITHHELDING OF UTILITIES AND BUILDING PERMITS.

**5. THE PURPOSE OF THE PLAT IS TO CREATE A PLATTED SUBDIVISION FROM AN UNPLATTED AREA.**

#### 6. ALL PROPERTY HEREIN IS SUB- JECT TO ALL APPLICABLE ZONING REGULATIONS AND/OR ZONING

7. THERE IS A NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED TO THE CITY OF MARBLE FALLS, BEING 2,652.5 CENTRALIZED FIRST OF NEW ROADWAY, AND 19 ACRES OF PUBLIC RIGHT-OF-WAY THAT IS DEDICATED WITH THIS

## PLAT.

8. ALL UTILITY PLACEMENTS HEREIN ARE DEDICATED EXCLUSIVELY TO THE CITY OF MARBLE FALLS AND THEIR USE OR INSTALLATION OF BUILDINGS, STRUCTURES, AND IMPROVEMENTS IS STRICTLY PROHIBITED, UNLESS SPECIALLY AUTHORIZED IN WRITING BY THE CITY OF MARBLE FALLS.

PRELIMINARY  
CONSTRUCTION PLAT  
WITH 3.9 ACRES OF DEDICATED RIGHT OF WAY  
PANTHER HOLLOW SUBDIVISION  
A 12.63 ACRES SUBDIVISION OUT OF THE  
QUAD/CEDAR LONES SURVEY NO. 1, TRACT NO. 304  
MEADE AND LONES SURVEY NO. 1, TRACT NO. 623 AND  
AND CORRELATION SURVEY NO. 1, TRACT NO. 1270  
CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS  
DOCUMENT  
PAGE 10/3







## 2015-26-CP Estimate of Construction Costs (pg 1 of 2)

### ESTIMATE OF PROBABLE CONSTRUCTION COSTS FOR ROAD AND UTILITY EXTENSION MIDHORSE DEVELOPMENT MARBLE FALLS, TEXAS

#### GENERAL/DEMOLITION ITEMS

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
MOBILIZATION	1.0	LS	\$ 11,100.00	\$ 11,100.00
SAW CUT EXISTING PAVEMENT	36	LF	\$ 5.00	\$ 180.00
GENERAL/DEMOLITION ITEMS				\$ 11,280.00

#### ROADWAY IMPROVEMENTS

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
EXCAVATION	1,825	CY	\$ 12.00	\$ 21,900.00
EMBANKMENT	1,825	CY	\$ 6.00	\$ 10,950.00
8" FLEX BASE	2,195	CY	\$ 34.00	\$ 74,630.00
2" HMAC TYPE "D"	9,034	SY	\$ 13.00	\$ 117,442.00
24" RIBBON CURB	5,120	LF	\$ 12.75	\$ 65,280.00
ROADWAY IMPROVEMENTS				\$ 290,202.00

#### EROSION & SEDIMENT CONTROL ITEMS

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
STAGING AREA	1	EA	\$ 500.00	\$ 500.00
WASHOUT PIT	1	EA	\$ 500.00	\$ 500.00
TREE PROTECTION	11	EA	\$ 50.00	\$ 550.00
SILT FENCE	452	LF	\$ 3.50	\$ 1,582.00
REVEGETATION - BERMUDA HYDRO MULCH	12,171	SY	\$ 1.00	\$ 12,171.44
EROSION & SEDIMENT CONTROL ITEMS				\$ 15,303.44

#### WATER SERVICE EXTENSION

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
PIPE, PVC C800, DR18 - 12"	1900	LF	\$ 75.50	\$ 143,450.00
WET CONNECTION - 12"	3	EA	\$ 2,750.00	\$ 8,250.00
TRENCH SAFETY, ALL DEPTHS	1900	LF	\$ 1.00	\$ 1,900.00
GATE VALVES, 12" DIAMETER	5	EA	\$ 3,460.00	\$ 17,300.00
FIRE HYDRANTS	7	EA	\$ 4,550.00	\$ 31,850.00
AIR / VACUUM RELEASE VALVES	1	EA	\$ 2,300.00	\$ 2,300.00
SERVICE TAPS, COMMERCIAL	8	EA	\$ 2,070.00	\$ 16,560.00
SERVICE TAPS, COMMERCIAL FIRE	8	EA	\$ 3,150.00	\$ 25,200.00
PRESSURE TEST	1	LS	\$ 1,800.00	\$ 1,800.00
LEAKAGE TEST	1	LS	\$ 450.00	\$ 450.00
SYSTEM STERILIZATION	1	LS	\$ 1,350.00	\$ 1,350.00
WATER SERVICE EXTENSION				\$ 250,410.00

#### SEWER SERVICE EXTENSION

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
WASTEWATER LINE CONNECTION TO LS	1	EA	\$ 4,000.00	\$ 4,000.00
TRENCH SAFETY, ALL DEPTHS	1,586	EA	\$ 1.00	\$ 1,586.00
PIPE, 8" SDR-26 PVC GRAVITY	1,586	LF	\$ 70.00	\$ 111,020.00
MANHOLE 6 TO 8' DEPTH	8	LS	\$ 6,500.00	\$ 52,000.00
SEWER SERVICE EXTENSION				\$ 168,606.00





## 2015-26-CP Estimate of Construction Costs (pg 2 of 2)

### ESTIMATE OF PROBABLE CONSTRUCTION COSTS FOR ROAD AND UTILITY EXTENSION MIDHORSE DEVELOPMENT MARBLE FALLS, TEXAS

#### COMMUNICATIONS / ELECTRICAL IMPROVEMENTS

CONDUIT - 3" SCH. 40 PVC COMMUNICATION (2 COMM CONDUITS)	1825	LF	\$ 6.40	\$ 11,680.00
COMMUNICATIONS PULL BOX	35	EA	\$ 495.00	\$ 17,325.00
CONDUIT - 3" SCH. 40 PVC ELECTRICAL (3 ELECTRIC CONDUITS)	1825	LF	\$ 6.40	\$ 11,680.00
ELECTRICAL WIRE (PEC)	5475	LF	\$ 4.35	\$ 23,816.25
TRANSFORMERS (PEC) (1 PER 2 LOTS)	4	EA	\$ 1,215.00	\$ 4,860.00
ILLUMINATION LOW RISE DIRECTIONAL DOWN	26	LS	\$ 2,000.00	\$ 52,000.00
ELECTRICAL PULL BOX	4	EA	\$ 495.00	\$ 1,980.00
COMMUNICATIONS / ELECTRICAL IMPROVEMENTS				\$ 123,341.25

#### SUMMARY OF IMPROVEMENTS

GENERAL/DEMOLITION ITEMS	\$ 11,280.00
ROADWAY IMPROVEMENTS	\$ 290,202.00
EROSION & SEDIMENT CONTROL ITEMS	\$ 15,303.44
WATER SERVICE EXTENSION	\$ 250,410.00
SEWER SERVICE EXTENSION	\$ 168,606.00
COMMUNICATIONS / ELECTRICAL IMPROVEMENTS	\$ 123,341.25
TOTAL ESTIMATED COST	\$ 859,142.69



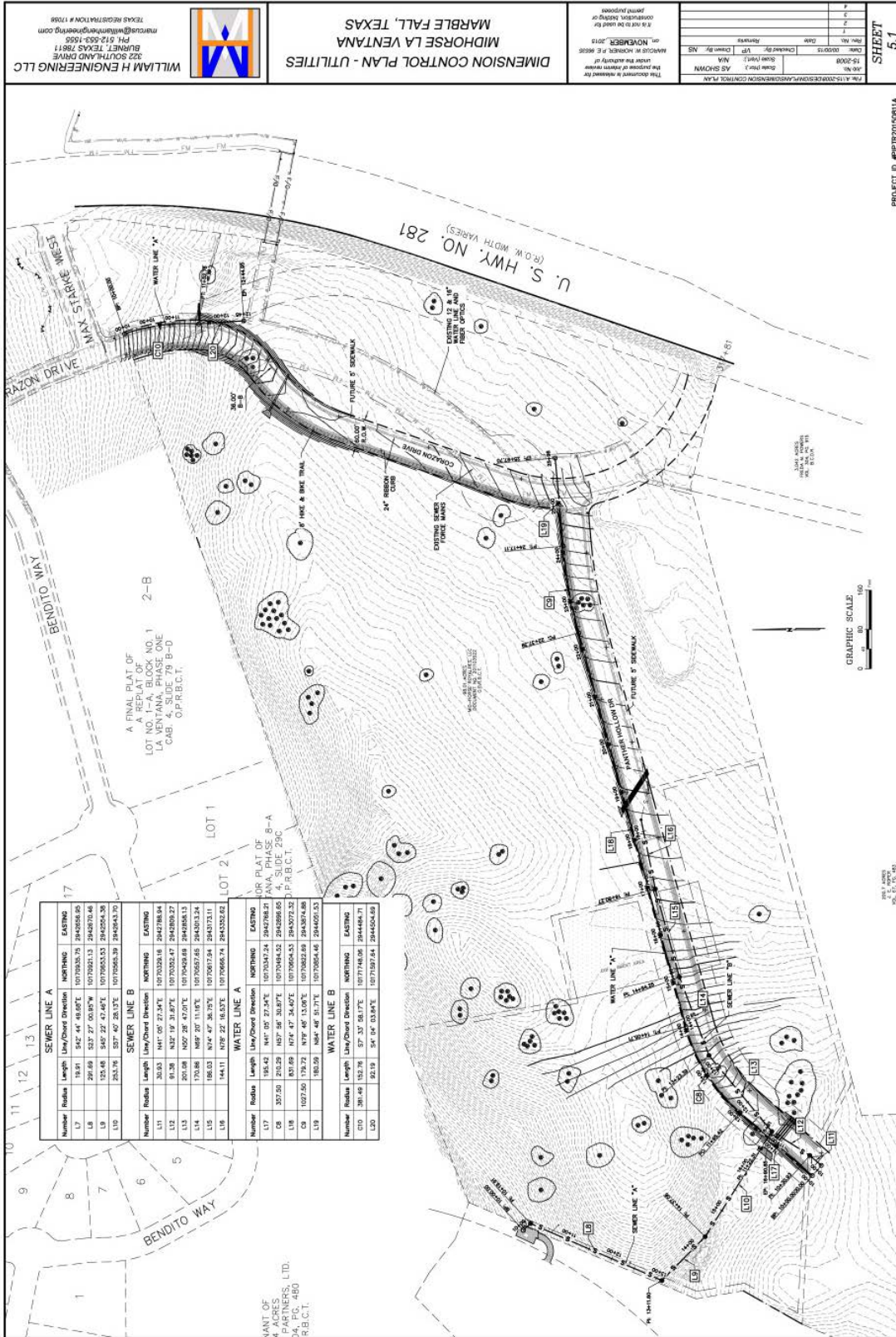
NOTE: ESTIMATED QUANTITIES ARE BASED ON A COMBINATION OF PREVIOUS DESIGNS AND THE MOST RECENT PROPOSED SITE PLAN. QUANTITIES WILL LIKELY CHANGE AFTER FINAL DESIGN IS COMPLETE. PERMANENT WATER QUALITY STRUCTURES ARE NOT INCLUDED IN THIS ESTIMATE AND ARE ASSUMED TO BE CONSTRUCTED DURING SUBSEQUENT DEVELOPMENT.

Wastewater Lines and Sidewalks are not anticipated to be required in this Phase.





## 2015-26-CP Utilities Construction Plan





**City of Marble Falls  
Planning and Zoning Commission Agenda Cover Memo  
December 3, 2015**

**To:** Chairman and Planning & Zoning Commission  
**Item 3. C.** **Presentation and Discussion:** Regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.  
**Requested by:** Planning & Zoning Commission

<b>SYNOPSIS</b>
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This item is to update Commission regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.

1. City Staff Tree Ordinance draft
2. Update: 2015 Comprehensive Plan Update
  - a) November 19, 2015 CPAC Meeting



**City of Marble Falls  
Planning and Zoning Commission Agenda Cover Memo  
December 3, 2015**

**To:** Chairman and Planning & Zoning Commission  
**Item 3. D.** **Presentation and Discussion:** Monthly Building Permit Summary;  
Construction Update.  
**Requested by:** City Staff

<b>SYNOPSIS</b>
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This item is to update the Commission about the building permits issued in the past month and other ongoing projects.

**Item 4. ADJOURNMENT**